













A spacious larger style two bedroom semi-detached house with a generous rear garden, driveway and attached garage. Internally comprising of an entrance porch, lounge, a kitchen / diner and a conservatory whilst to the first floor there are two double bedrooms and a bathroom/wc. Situated in this popular area, the property is close to a range of amenities, shops and schools as well as offering excellent connections to surrounding areas and major road networks. Viewing is highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

Inner UPVC door to lounge.

## Lounge 18'8" x 9'3" maximum



Double glazed bay window to front, stairs to first floor and radiator. Door and opening into kitchen.

## Kitchen/Diner 18'7" x 8'10"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Integrated oven, gas hob and cooker hood. Space for a fridge freezer and washing machine. Two radiators, double glazed window and UPVC French doors to conservatory. Door to garage.

## Conservatory 9'5" x 8'10"



Double glazed window and UPVC door to rear, radiator.

## First Floor Landing

Loft access hatch and double glazed window.

## Bedroom 1 13'3" x 9'9"



Double glazed window to front, built in sliding door wardrobes and radiator.

## Bedroom 2 10'6" x 9'3"



Double glazed window to rear, storage cupboard and radiator.

## Bathroom



Low level WC, washbasin and bath with shower over, radiator and double glazed window to rear.

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# MAIN ROOMS AND DIMENSIONS

## Outside



Low maintenance front garden with driveway providing off street parking. Attractive garden to the rear with a lawn and patio.

### Garage 22'11" x 9'10"

Fitted with wall and base units, window and door to the rear.

### Council Tax Band

The Council Tax Band is Band A.

### Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

### Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

### Important Notice - Particulars

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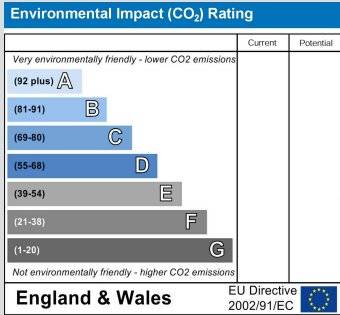
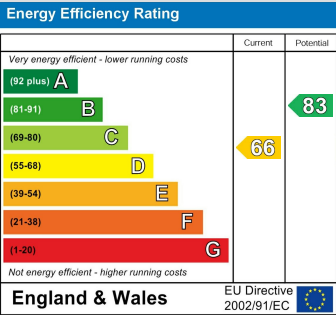
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

### Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

### Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



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